

**AGENDA  
Zoning Board  
Borough of Rumson  
October 21, 2014  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1.** The continued application of **Prestige Equities, L.L.C.**, 59-62 Carton Street (Block 59, Lot 10, GB Zone) reschedule to the November 18, 2014 meeting and the applicant will re-notice for this meeting.

**2.** The continued application of **Jennifer Scandariato**, 10 Church Street (Block 27, Lot 14, R-5 Zone) to construct new front and rear additions and second story addition over attached garage at the existing premises. The property is currently non-conforming in Interior Lot Shape Required 34 feet; 10 feet Existing. The residence is currently non-conforming in Rear Setback 35 feet Required; 12.8 Existing. Based on the Board's review and discussion relative to this application at the September 16, 2014 meeting the applicant submitted a revised Architectural and Plot Plan by Grasso Design Group, by Brian Berzinskis, AIA, 1 sheet A1, dated 5/16/14, last revised 9/29/14. Revised plan reflects the second floor height and location of buildings on adjacent lots. New construction will create no new non-conformities.

**3.** The continued application of **Petcon Builders, LLC**, 129 Rumson Road (Corner Bellevue Avenue) Rumson Road (Primary Front) and Bellevue Avenue (Secondary Front) / Block 116, Lot 3, R-1 Zone) to raze the existing house to construct a new single-family residence, in-ground pool and cabana at the existing premises. The property is currently non-conforming in Secondary Lot Frontage and Width (Bellevue Avenue) 250 feet Required; 200 feet of frontage and 213.75 feet of width Existing and Corner Lot Shape 115 feet Required; 67.83 Existing. Based on the Board's review and discussion relative to this application at the August 19, 2014 meeting the applicant submitted a revised Plot Plan and Soil Erosion Plan by Charles V. Bell, PLS & PP, 3 sheets dated 7/21/14, last revised 10/2/14; Storm Water Management Plan by Choong Yim, PE, 3 sheets dated 10/5/14. Previously submitted Architectural Plan by Robert W. Adler, A.I.A., 4 sheets dated 7/7/14 and Survey by Charles V. Bell, PLS & PP, 1 sheet dated 7/3/14. New construction will create non-conformity in the orientation of the new residence to face Rumson Road. The Ordinance requires that if a lot does not contain a principal structure, the yard abutting the smaller frontage will be considered the primary front yard.

**4.** The continued application of **Atlantic Builders, LLC**, 2 Buttonwood Lane (Corner Rumson Road) Rumson Road (Primary Front) and Buttonwood Lane (Secondary Front) / Block 108, Lot 1, R-1 Zone) to raze the existing house to construct a new single-family residence and in-ground pool at the existing premises. The property is currently non-conforming in Lot Frontage (Rumson Road) 250 feet Required; 248.82 feet frontage Existing and Corner Lot Shape 115 feet Required; 106.33 Existing. Based on the Board's review and discussion relative to this application at the August 19, 2014 meeting the applicant submitted a revised Plot Plan and Soil Erosion Plan by Charles V. Bell, PLS & PP, 3 sheets dated 8/4/14, last revised 10/8/14; Storm Water Management Plan by Choong Yim, PE, 3 sheets, dated 10/5/14; Architectural Plan by Robert W. Adler, A.I.A., 4 sheets dated 7/7/14, revised 10/2/14. Previously submitted a Survey by Charles V. Bell, PLS & PP, 1 sheet dated 5/17/14; and Landscape Plan by Greenleaf Landscape System, 1 sheet dated 8/18/14. New construction will create no new non-conformities.

**AGENDA  
Zoning Board  
Borough of Rumson  
October 21, 2014**

5. The application of **Michael & Perry Parkes**, 34 Blackpoint Horseshoe (Block 78, Lot 5, R-2 Zone) to amend the previously approved plan by Resolution dated September 17, 2013 to raise the existing house and add a new partial second floor addition and front dormers, rear one-story addition and dormer and reconfigure the driveway, eliminating the second driveway opening and removing a portion of the existing driveway. Applicant requests to amend the previously approved plan retaining second driveway opening and circular driveway and install an in-ground pool and spa at the existing premises. Variance relief was granted for the property that is currently nonconforming in interior lot shape (100 feet required, 18 feet existing), the residence is nonconforming in front setback (75 feet required, 52.3 feet building 50 feet porch existing), and minimum side setback (42.5 feet one side 102.5 feet total required, 25.1 feet one side 214.1 feet total existing). The new construction will create no new non-conformities.

6. The application of **Christopher & Elizabeth Neary**, 36 First Street (Block 26, Lot 10, R-5 Zone) to construct rear second floor addition at the existing single-family residence. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 4,999.98 sf. Existing and Interior Lot Shape 34 feet Required; 30 feet Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 24.3 feet Existing, Porch Front Setback 30 feet Required; 15.7 feet Existing, Side Setback required one side 8 feet and total sides of 18 feet / Existing one side 4.3 feet and total sides of 19.8 feet, Rear Setback 35 feet Required; 34 feet Existing, Lot Coverage 2,374 sf. Permitted; 2,375 sf. Existing proposed, Building Coverage 1,164 sf. Permitted; 1,403.5 sf. Existing and Floor Area 1,999 sf. Permitted; 2,021sf. Existing. New construction will eliminate non-conformities in Lot Coverage 2,374 sf. Permitted; 2,375 sf. Existing; 2,253.5 sf. proposed, and Floor Area 1,999 sf. Permitted; 2,021sf. Existing; 1,999 sf. Proposed, and decrease non-conformity in Building Coverage 1,164 sf. Permitted; 1,403.5 sf. Existing; 1,281.5 sf. Proposed.

7. The application of **Petcon Builders, LLC**, 17 Edgewood Road (Block 15, Lot 6, R-3 Zone) to raze existing house and construct a new single-family residence at the existing premises. The property is currently non-conforming in Interior Lot Shape 85 feet Required; 43.5 feet Existing. New construction will create no new non-conformities.

**ADMINISTRATIVE:**

Approval of August 19, 2014 & September 16, 2014 Minutes

Approval of October 21, 2014 Resolutions:

**Oceanic Free Library**, 109 Avenue of Two Rivers (Block 10, Lot 13, NB Zone)

**Denis & Trista Higgins**, 20 Meadowbrook Avenue (Block 50, Lot 25, R-6 Zone)

**Mikhall & Michelle Kutsak**, 27 North Ward Avenue (Block 80, Lot 10.01, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service